800H 784 PAGE 621 000 37 FAGE 3

(12) North 75 degrees 49 minutes 45 seconds East 689.24 feet to a standard marker thence, (13) South 88 degrees 53 minutes 00 seconds East 135.98 feet to a standard marker at the end of said 7 lines of agreement being also at the end of the third line of the whole tract, running thence (14) South 3 degrees 04 minutes 50 seconds West 1,704.39 feet to an iron pipe found, said pipe being the northwest corner of a lot owned by G. R. Lantz acquired from Harry S. and Annie B. Derr running thence (15) South 19 degrees 18 minutes 35 seconds East 5.38 feet to an iron pipe found thence leaving said outlines and running with the north side of the lot conveyed by said G. D. Specht to Dale A. Kauffman and wife by deed dated May 7, 1963 and recorded in Liber 684, folio 366 and also the north side of a lot retained by G. D. Specht (16) South 52 degrees 32 minutes 35 seconds West 421.96 feet to a standard marker, thence with the west side of the G. D. Specht lot (17) South 58 degrees 48 minutes 40 seconds East 209.39 feet to the place of beginning. Containing 82.208 acres of land, more or less.

BEING the same lot of ground described in a deed of even date herewith and intended to be recorded among the Land Records of Frederick County immediately prior hereto from Melvin E. Lea, et al, to Rouse 340 Joint Venture, Inc.

The Guarantors herein join in the execution of this mortgage for the purpose of guaranteeing the payment of the mortgage debt.

Together with the improvements thereon, and the rights or appurtenances thereto belonging or appertaining.

To Have and to Hold the said lot of ground and premises unto the said body corporate party hereto of the second part, its successors and assigns, who is not the said body corporate watcher the said body corporate watcher the said body corporate watcher the said body corporate party hereto of the second part, its successors and assigns, who is not the said body corporate watcher the said body corporate party hereto of the second part, its successors and assigns, who is not the said body corporate watcher the said body corporate.

If, however, the said Mortgagor , its successors the its part contained, then this mortgage shall be void.

And the said Mortgagor for itself, its successors heins research many administrators and assigns, covenant with the said First Federal Savings and Loan Association of Baltimore, its successors and assigns, as follows:

- I: To repay the indebtedness, together with interest, as herein provided.
- II: To keep the buildings on the premises insured against loss by fire, windstorm and other insurable hazards for the benefit of the Mortgagee in some company acceptable to the Mortgagee, to the extent of its lien thereon, and to deliver the policy to the Mortgagee; the proceeds of any loss thereunder to be paid to the Mortgagee alone, and not to the Mortgagee and Mortgagor jointly
- III: Not to remove or demolish any buildings now on the premises and to keep the improvements in as good order and repair as at the present time.
- IV: To pay all ground rent, taxes, water rent, insurance, public dues and assessments of every kind whatsoever, for which the property hereby mortgaged may become liable, when payable. The Mortgagee is hereby authorized to pay the same, and the amount so paid shall then be added to the principal debt named herein and bear interest at the rate of ---7.5%-----per annum from the date of said payment, and said Mortgagee shall have a lien hereunder on said premises for the amount so paid, together with said interest thereon.